

Drainage : Drainage to be to the satisfaction of the Building Standards Section and to be the subject of a site meeting. Drainage to be in accordance with the Technical Standards and BS EN 12056-2:2000, BS EN 752-3:1997 (amendment 2), BS EN 752-4:1998, BS EN 1610:1998 and BS EN 12056-3:2000. Existing 110mm diameter soil vent pipe to be cut within roof space and fitted with flexible pipe to terminate at high level ventilated roof tile. New drains to be in 110mm diameter upvc and laid to fall of 1:60. 110mm diameter soil vent pipe provided to en-suite shower room, 110mm diameter air admittance valve provided to new bathroom. All connections from appliances to be connected separately to the soil vent pipe, water closet in 110mm diameter pvc and wash hand basin in 40mm diameter pvc. Shower to be fitted with Sanishower unit and taken to existing soil vent pipe in 32mm diameter discharge pipe.

Electrical installation to be carried out in accordance with the current edition (17th) of the IEE Regulations and BS 7671:2008, amendment A:2011. Hard wired smoke detector to be provided at each floor level and provided with back up power supply and to be interlinked. Outlets and controls of electrical fixtures located at least 350mm from any internal corner, projecting wall or similar obstruction and not more than 1200mm above floor level. Light switches to be positioned at a height of between 900mm and 1100mm above floor level. Socket outlets positioned a minimum of 400mm above floor level.

Windows to be upvc to match the existing and of tilt and turn design for cleaning from the inside. Window to bedroom to have a minimum glazed area of 1/15th of the floor area of the room and an opening area of 1/30th of the floor area of the room and fitted with trickle ventilators having an aggregate opening area of 12,000 sq.mm.

Minimum U-value of windows – 1.40 W/m²K.

Limiting air infiltration achieved by sealing the gaps at wall, ceiling and floor junctions. All vapour control membranes to be sealed, service boxes sealed at edges and windows fitted with draught seals.

Universal beams to structural engineer's specification supported at party walls by means of steel angles 100x100mm and 300mm long. Central floor beam supported at stair by means of 100mm rolled hollow section extending the full height of the house from 750x750x200mm deep foundation formed within solum area.

All sizes to be accurately checked prior to ordering materials or components.

Note No.1 Existing non loadbearing timber stud partition removed in total. All finishes made good.

Morris, John

From: Grant, Ross
Sent: 25 July 2012 16:21
To: adtm1dmbcorr
Cc: Steedman, Russell
Subject: P/12/0398/FUL

Development Services

Memo

To: Katherine Chorley
Assistant Planning Officer

From: Ross Grant
Roads Development

Date: 25th July 2012 **Enquiries:** 4791 **Fax:** 4850

Our Ref: RG/P/12/0398/FUL **Your Ref:** P/12/0398/FUL

Development: Extension to Dwellinghouse (Dormers to Front & Rear)
Location: 60 Valeview, Stenhousemuir, Larbert, FK5 3BZ
App No: P/12/0398UL

I refer to your consultation received on the 11th of July 2012 concerning the above application. The proposed extension would change the property from a two bedroom to a three bedroom.

The "Design Guidelines & Construction Standards for Roads in the Falkirk Council Area" advises that 2No. in-curtilage parking spaces require to be provided for three bedroom properties. There are no in-curtilage spaces at present.

It was noted from a recent site visit that the majority of properties on Valeview do not have in-curtilage parking facilities. It is expected therefore that there could be significant levels of on-street parking on Valeview during the evening.

As stated, the proposal does not accord with the Council's Design Guidelines, however if Development Management is minded to grant consent, there would be no Roads conditions to be attached to any consent to be granted.

Regards,
Ross Grant

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PLANNING APPLICATION DETERMINED BY DIRECTOR OF DEVELOPMENT SERVICES UNDER DELEGATED POWERS – REPORT OF HANDLING

PROPOSAL : Extension to Dwellhouse (Dormers to Front & Rear)
LOCATION : 60 Valeview, Stenhousemuir, Larbert, FK5 3BZ
APPLICANT : Mr and Mrs Scott Henderson
APPN. NO. : P/12/0398/FUL
REGISTRATION DATE : 9 July 2012

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The application site consists of a mid-terrace property located in a residential area. The property is pebbledash rendered with interlocking roofing tiles and has a small garden area to the rear with communal parking beyond.

The applicant seeks planning permission for two box dormers, one on each roof slope. The dormer on the front roof slope would measure 2.4m by 1.7m and the rear dormer would measure 3.1m by 1.8m. The development would increase the number of bedrooms at the property by one.

2. SITE HISTORY

None.

3. CONSULTATIONS

The following responses to consultation were received:

Roads Development Unit

Inadequate parking provision but raise no objection in this case.

Where the local Community Council requested consultation, their comments appear above.

4. PUBLIC REPRESENTATION

During consideration of the application, no letters of objection or representation were received.

5. THE DEVELOPMENT PLAN

The proposed development was assessed against the undernoted Development Plan(s) :

Falkirk Council Structure Plan.

There are no relevant policies within the Falkirk Council Structure Plan.

Falkirk Council Local Plan

The proposed development was assessed against the following policy or policies:

SC09 - Extensions and Alterations to Residential Properties

5A. MATERIAL CONSIDERATIONS

Falkirk Council Supplementary Guidance

6. PLANNING ASSESSMENT

The Development Plan

The proposal raises no strategic issues and was therefore assessed against the Falkirk Council Local Plan alone.

Local Plan Policies

The development is considered against policy EQ1 and SC9 in the Falkirk Council Plan. Policy SC9 has an associated Supplementary Planning Guidance Note on House Extensions and Alterations (SPG) which is considered in more detail below. As both policies consider design they are discussed together in the SPG section.

Parking

The proposed extensions would increase the number of bedrooms at the property to 3. Parking is available to the rear although this is not included in the red outline site plan. The Council's Road's Unit have advised that while the proposal does not show adequate off-street parking provision in this case, they would not recommend refusal.

Falkirk Council Supplementary Guidance

Policy EQ1 requires that the scale, siting and design of new development should respond positively and sympathetically to the site's surroundings and create buildings that are attractive, safe and easy to use. Policy SC9 reiterates this, with specific focus on extensions and alterations to residential properties.

Design

The SPG advises that box dormers are often too bulky or out of proportion and spoil the character of the original house. The SPG therefore sets out standards and advises that no new dormers will be permitted on a uniform frontage presently without dormers. Proposals will be considered in relation to the original house and to the streetscape. It adds that, box dormers will be permitted at the rear of a property and on a frontage where over 50% of the houses have them already subject to a number of size specifications.

There are no dormers on the front roof slopes of properties in this street. It is considered that the proposed front dormer would therefore be contrary to Policy SC9 and the associated SPG. It would be a large and bulky addition to the roof which would not be sympathetic to the original building, row of terraced properties or wider area.

The dormer on the rear roof slope would also appear bulky, however, the SPG allows for more leniency on rear roof slopes where they are not highly visible. The dormer generally complies with the measurements set out on in the SPG in this regard. The dormer is therefore considered acceptable in principle.

The agent was contacted to request that the dormer on the front roof slope be removed from the drawings. However, no response has been received.

Impact on Neighbours

The new windows would not significantly increase levels of overlooking of neighbouring properties.

Amenity Space

The proposed development would not have an impact on the level of amenity space provided at the property.

7. CONCLUSION

The proposed dormer on the front roof slope, by reason of its design and location would not be sympathetic to the existing building, row of terraced properties or surrounding area and consequently

would have an adverse impact on the appearance of the area. The proposed extension is contrary to Policy EQ1 'Sustainable Design Principles' and SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and Falkirk Council's Supplementary Planning Guidance 'House Extensions and Alterations'. There are no other material considerations that would warrant approval in this case.

8. RECOMMENDATION

Refuse Planning Permission

Refusal is recommended for the following ;

Reason(s):

1. The proposed dormer on the front roof slope, by reason of its design and location would not be sympathetic to the existing building, row of terraced properties or surrounding area and consequently would have an adverse impact on the appearance of the area. The proposed extension is contrary to Policy EQ1 'Sustainable Design Principles' and SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and Falkirk Council's Supplementary Planning Guidance 'House Extensions and Alterations'.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05, 06, 07 and 08.

  - 5/8/12
Director of Development Services

Date

Contact Officer : Katherine Chorley
(Assistant Planning Officer) 01324 504704

Reference No. P/12/0398/FUL



Falkirk Council

**Town and Country Planning (Scotland) Acts as Amended
Issued under a Statutory Scheme of Delegation.**

Refusal of Planning Permission

Agent

JSK Designs
FAO James Kerr
Edgemount
Parkburn Road
Kilsyth
Glasgow
G65 9DG

Applicant

Mr and Mrs Scott Henderson
60 Valeview
Stenhousemuir
Larbert
FK5 3BZ

This Notice refers to your application registered on 9 July 2012 for permission in respect of the following development:-

Development Extension to Dwellhouse (Dormers to Front & Rear) at
Location 60 Valeview, Stenhousemuir, Larbert, FK5 3BZ

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online at <http://eplanning.falkirk.gov.uk/online/applicationDetails.do?action=showSummary&caseNo=P/12/0398/FUL>. In accordance with the plans docketted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following

Reason(s):

1. The proposed dormer on the front roof slope, by reason of its design and location would not be sympathetic to the existing building, row of terraced properties or surrounding area and consequently would have an adverse impact on the appearance of the area. The proposed extension is contrary to Policy EQ1 'Sustainable Design Principles' and SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and Falkirk Council's Supplementary Planning Guidance 'House Extensions and Alterations'.

Informatives:-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05, 06, 07 and 08.

10 August 2012


Director of Development Services

Chapter 03 : Environmental Quality

IMPROVING DESIGN QUALITY AND STANDARDS

Sustainable Design Principles

- 3.1 The contribution of good design to quality of life, and the role of planning in delivering it, has been highlighted in the Government's policy statement 'Designing Places', published in 2001. Design quality has also been identified as a key strategic issue by the Structure Plan.
- 3.2 If growth and development are to be sustainable, as the strategy implies, then greater priority needs to be accorded to a range of design factors which influence the development's long-term impact on the environment and quality of life. Policy EQ1 highlights the key areas where attention to good design will be accorded particular importance in assessing development proposals. The accompanying Table 3.1 illustrates how these principles link through to other policies in the Local Plan, and to other local and national guidance.

EQ1 SUSTAINABLE DESIGN PRINCIPLES

New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

- (1) **Natural and Built Heritage**
Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;
- (2) **Urban and Landscape Design**
The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create buildings and spaces that are attractive, safe and easy to use;
- (3) **Accessibility**
Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;
- (4) **Resource Use**
Development should promote the efficient use of natural resources, and take account of life cycle costs, in terms of energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;
- (5) **Infrastructure**
Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and
- (6) **Maintenance**
Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.

- 3.4 It is important that sustainable design principles are properly integrated at an early stage in the design process. Masterplans and development briefs have a key role to play in this. For specific development sites, the Local Plan indicates whether a current brief, masterplan or development framework exists, or whether preparation of one is an outstanding requirement. General design advice will also be provided through the Council's series of Supplementary Planning Guidance Notes, which is being developed on an ongoing basis. Table 3.1 highlights relevant additional guidance. Pre-application discussions will also be important in determining the key issues.

Infill Development and Plot Subdivision

- 4.30 The quality of residential areas can often be threatened by inappropriate infill development, sometimes termed 'town cramming'. Infill proposals, particularly where they involve the subdivision of the curtilage of existing houses, frequently take little account of the overall grain of the surrounding area, or of the setting and amenity of neighbouring properties. Policy SC8 seeks to prevent insensitive infill whilst allowing development where a legitimate opportunity exists and can be integrated successfully into the urban fabric.

4.31

SC8 INFILL DEVELOPMENT AND SUBDIVISION OF PLOTS

Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on small gap sites will only be considered favourably where:

- (1) the scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;
- (2) adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;
- (3) adequate privacy will be afforded to both the proposed houses and neighbouring properties;
- (4) the proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;
- (5) the proposed vehicular access and other infrastructure is of an adequate standard; and
- (6) the proposal complies with other Local Plan policies.

Extensions and Alterations to Residential Properties

- 4.32 There is a need to ensure that alterations and extensions to residential properties do not, individually or cumulatively, detract from the environment of residential areas. Policy SC9 sets out the key considerations in determining the acceptability of proposals, dealing with the impact of changes on the integrity of the property itself, on the amenity of neighbouring properties and on the character of the area as a whole. Detailed guidance may be found within the Council's SPG Note on House Extensions and Alterations.

4.33

SC9 EXTENSIONS AND ALTERATIONS TO RESIDENTIAL PROPERTIES

Extensions and alterations to residential properties will be permitted where:

- (1) the scale, design and materials are sympathetic to the existing building;
- (2) the location and scale of the extension or alterations will not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties; and
- (3) it will not result in overdevelopment of the plot, thereby giving rise to adverse impacts on the functioning of garden ground, or the unacceptable loss of off-street parking.

4.34

Creating and Maintaining Residential Amenity - Actions and Indicators

Actions:

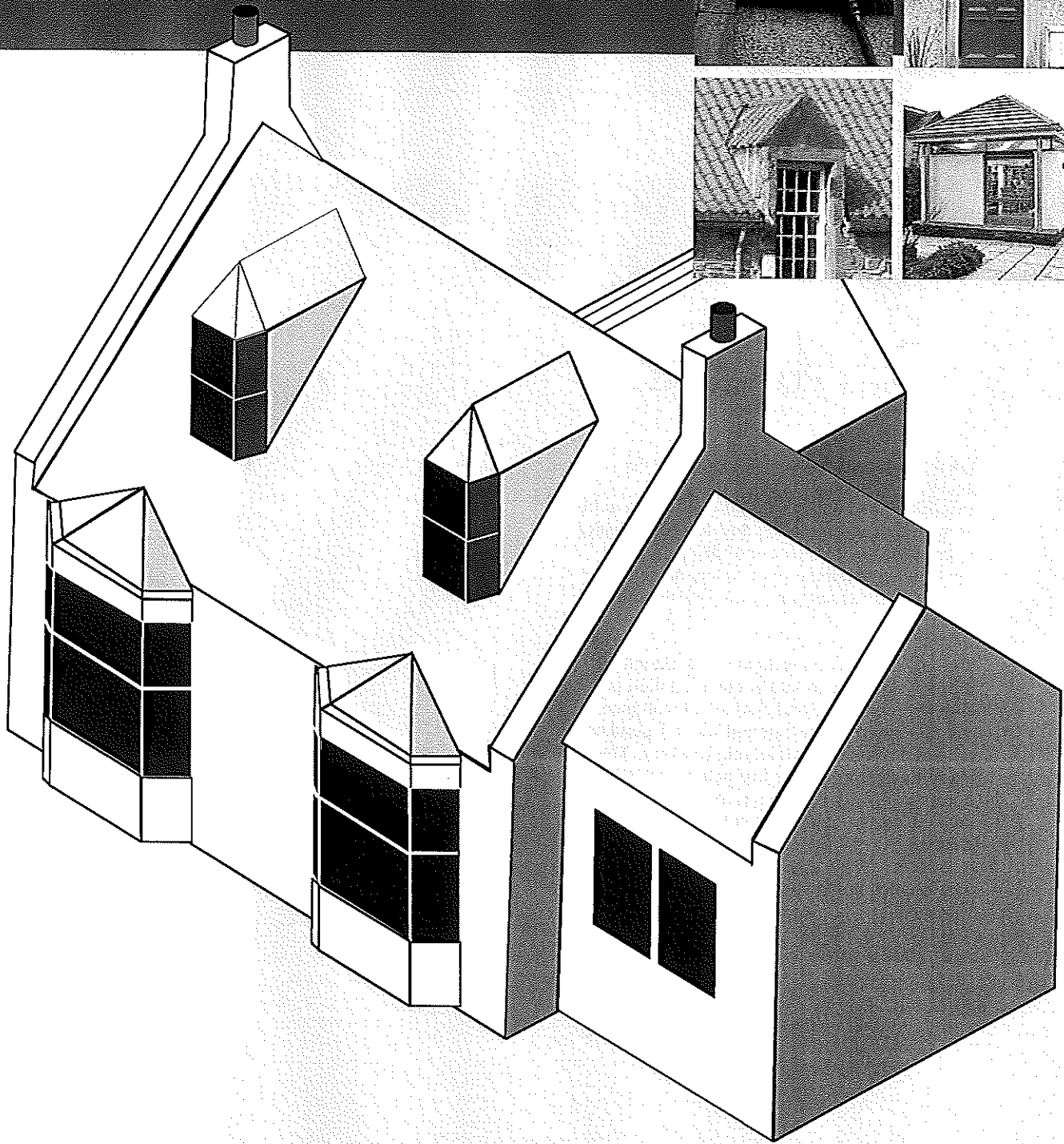
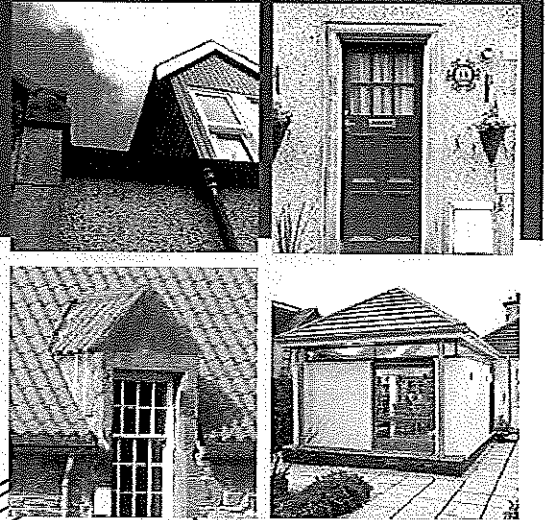
- Prepare development briefs for outstanding housing sites

Indicators:

- Quality as assessed through periodic audit of major built developments against sustainable development principles

House Extensions & Alterations

Supplementary Planning Guidance Note



Falkirk Council
Development Services



David Alexander

Welcome to this supplementary planning guidance note on the design of House Extensions and Alterations. It is one of a suite of such guides promoting development quality in the built environment and taking forward the Council's commitment to sustainable development as set out in the Development Plan.

The aspiration of householders to extend a property in order to add accommodation is well appreciated. Good design will enhance the character of a house and the surrounding area and protect neighbouring amenity. This guide has been prepared to help householders and their agents to achieve the appropriate level of design quality acceptable to Falkirk Council.

The Council commends the advice set out in this guide.

May 2006



1. Introduction

- 1.1 What is the Basic Issue?
- 1.2 Who is the guidance for?
- 1.3 Which areas are covered?
- 1.4 How strictly will the advice be applied?
- 1.5 What is the Local Plan Policy background?
- 1.6 Where can general planning advice be found pre-application?
- 1.7 How can a suitable designer be engaged?
- 1.8 Will the design requirements mean greater costs?



2. Design Guidance

- 2.1 General Approach
- 2.2 Side and Forward Extensions
 - Side Extensions
 - Forward Extensions
 - Garage and Pend Access
- 2.3 Rear Extensions
 - General
 - Usable Garden Space
 - Privacy and Overlooking
 - Overshadowing
 - Conservatories
- 2.4 Building Form and Roof Types
- 2.5 Elevational Composition
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 - Proportion
 - Garages and Pend Access
- 2.6 External Finishes and Detailing
 - Walling
 - Roofing
 - Windows and Doors
 - Replacement and Removals
- 2.7 Roof Extensions/Dormer Windows
 - Dormers
 - "Half-Cottage"

3.0 Further Information

- 3.1 Permissions/Requirements
- 3.2 Further Reading
- 3.3 Useful Contacts
- 3.4 Checklist

Introduction

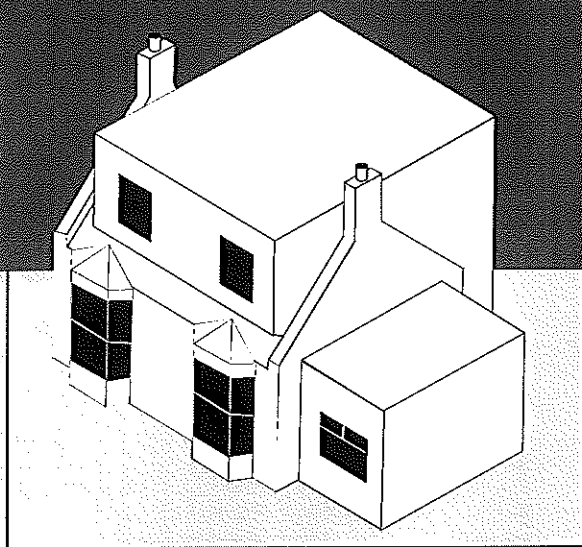


Figure 1a HOUSE EXTENSIONS - Poor

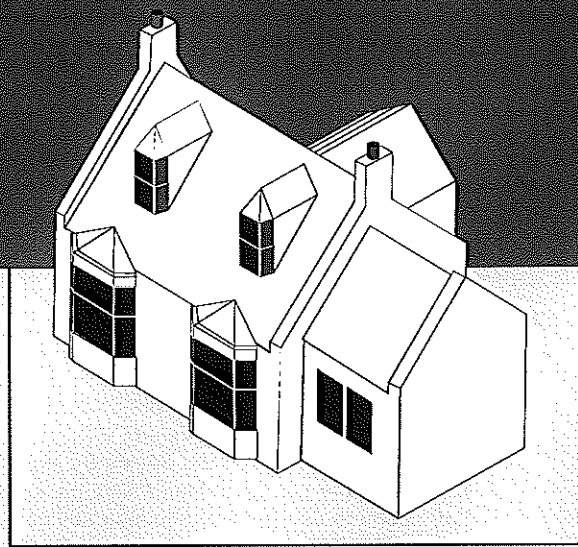


Figure 1b HOUSE EXTENSIONS - Good

1.1 What is the basic issue?

Good design in the built environment creates places with an attractive or picturesque character and has an impact on the economic well being and general quality of life of an area. It is now generally appreciated that poorly considered extensions or alterations to domestic properties can have an adverse impact on the quality of urban areas, contributing to a run-down appearance which, in the longer term, may even have an effect on property values and saleability.

Most people will find little difficulty in recognising a truly poor and intrusive design, e.g. an extension which visually dominates the original house and adversely affects the harmonious character of the street. However not as many are able to explain how good design is achieved. This Guidance Note has therefore been prepared to address the need for design advice in relation to house extensions. (Figure 1)

The advice provided should be applied in conjunction with the council's overarching **Supplementary Planning Guidance Note on Sustainable Design**.

1.2 Who is the guidance for?

This Guidance Note is primarily intended to assist householders in making a planning application for a house extension to the council's design standards. It will also be useful for appraising a neighbouring development proposal.

1.3 Which areas are covered?

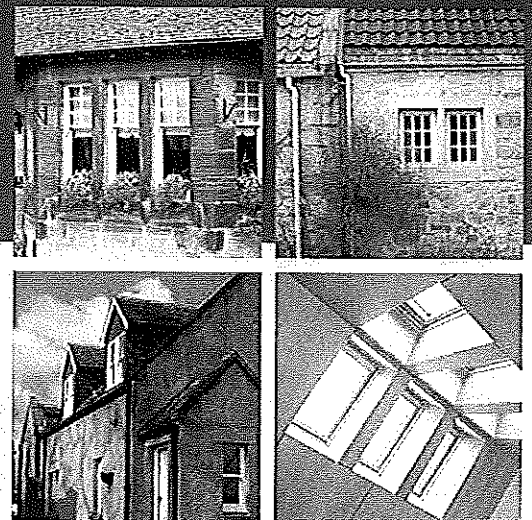
The primary locations addressed are the urban and suburban residential areas within the council area i.e., detached or semi-detached and terraced houses set formally alongside a public roadway. However the principles set down will also apply in general to more informally aligned dwellinghouses within more spacious plots and also to isolated rural developments.

1.4 How strictly will the advice be applied?

The Guidance Note sets out required standards as well as suggesting design options for achieving these. It will be applied generally but most strictly for Conservation Areas and other areas of townscape value and for Listed Buildings (where in certain instances no extension will be permitted). Elsewhere the principles set down may be less strictly applied as the context requires, e.g. where development is concealed from a public street to the rear, where the original character of an area has been almost entirely eroded, where a more stylised "modern" style pervades or where no distinct development pattern is apparent.



Poor Examples



1.5 What is the Local Plan Policy background?

The Falkirk Council Local Plan
(Finalised Draft - March 2005):

- ◆ actions the development of a series of Supplementary Planning Guidance Notes to improve Design Quality and Standards, this being one of them.
- ◆ sets out the legal basis for this advice note i.e. **Policy SC9 Extensions and Alterations to Residential Properties** which requires that such development has a sympathetic architectural character, ensures adequate privacy and garden size, and avoids overshadowing.

1.6 What general planning advice can be found pre- application?

When proposing to build an extension to a house the advice of the council's Development Control Officer for the local area should be sought for information on planning and other permissions, neighbour notification, fees, timescale and any further queries relating to this Guidance Note (see **Useful Contacts**). The submission of preliminary sketches would be useful to forestall any major redesign at a future date with its consequences for wasted time and money.

1.7 How can a suitable designer be engaged?

It is generally advisable to engage a qualified professional, preferably a chartered architect, to design and oversee the building work for the extension proposed (see **Useful Contacts**). Even when a proprietary type structure is proposed, e.g. a garage or conservatory, an architect is best able to determine its appropriateness to the house in terms of its physical character, impact on privacy, overshadowing and garden size.

1.8 Will the design requirements mean greater costs?

The design guidance aims generally to create simpler, discreet extensions next to the main house, avoiding over elaborate shapes, materials and details. This approach should, of itself, help to achieve a more economic design. It should also be appreciated that an architect is trained to achieve the most cost effective arrangement of the proposed accommodation overall and has a duty (of care) to recommend the lowest builder estimate.

Certain design features may initially be more costly but will create savings in the longer term e.g. pitched roofs may be more long lasting than flat roofs as well as offering additional accommodation.

Design Guidance

General Approach ■ Side and Forward Extensions

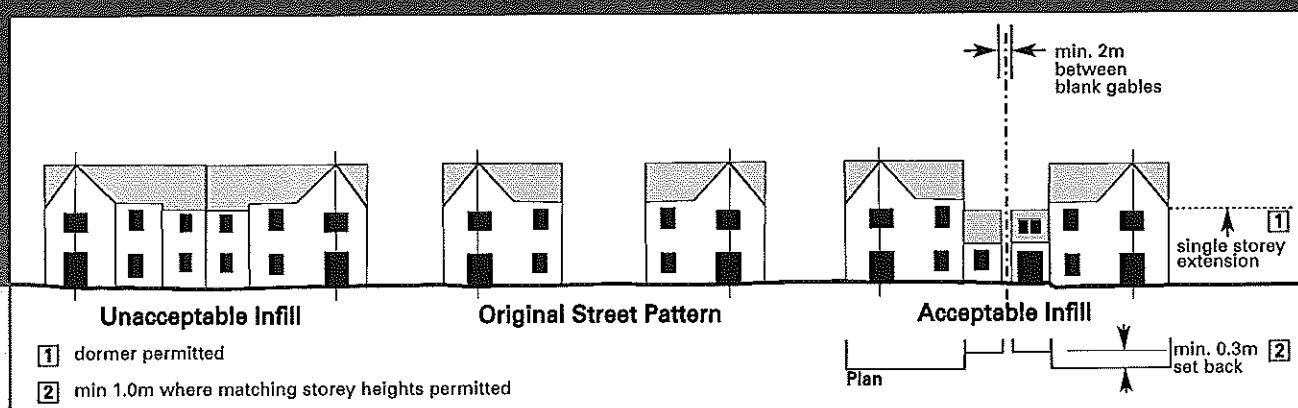


Figure 2: PROTECTING STREET PATTERN

2.1 General Approach

Where a house extension is proposed the external context should be examined as much as the internal relationships i.e. the form and style of the house, the size shape and landscape character of the garden ground, vehicle issues, the streetscape and the neighbour's amenity. Design guidance for this is set out as follows:

DIMENSIONAL information for :

- ◆ Side and Forward Extensions which mainly affect the streetscape pattern and public realm
- ◆ Rear Extensions which mainly affect garden size and amenity and the neighbour issues of privacy/overlooking and overshadowing

BUILDING DESIGN information for :

- ◆ Building and Roof Form and Elevational Composition
- ◆ External Finishes and Detailing (windows and doors)

The key terms "scale" and "character", noted in Local Plan policies, are interpreted in these paragraphs

DORMER EXTENSIONS

2.2 Side and Forward Extensions

PUBLIC REALM/ STREETSCAPE PATTERN

Side Extensions (Figure 2)

In historic urban streets, where buildings butt up against each other naturally, it is appropriate to infill gap sites. However within more recent areas of detached and semi detached houses the spaces between the buildings help to create the character of the street and should be protected as follows:

An extension must be no closer to the side boundary than 1.0 metre to ensure that:

- ◆ the extension can be constructed and its parts (e.g. phone pipes) maintained in the future without encroaching on the neighbour's land or privacy.
- ◆ the access from the front to the back of the house is retained e.g. for refuse bin access.

Side extensions to 2 storey houses will generally be single storey. Discreet rooflights or dormers and hipped ends may allow this to rise to 1½ storeys where the pattern of space between the houses remains essentially undisturbed.

2 storey extensions are only permitted where they do not disturb the street pattern or are 4m. from any adjacent gable.

(see Rear Extension/Privacy and Overlooking)

Design Guidance

Side and Forward Extensions



Figure 3a SIDE EXTENSIONS General Rule : understated and set back



Figure 3b SIDE EXTENSIONS Exception : creates whole new building - re-roof and render

An extension should generally be set back by a minimum of 300 mm from the building line in order to:

- ◆ avoid an unsatisfactory join of existing and new materials on the same plane.
- ◆ reinforce the dominance of the original house by lowering the ridge line where the new roof pitch matches the existing and the extension does not extend beyond the rear face of the house. (Figure 3a)
(see **Building Form and Roof Types**)

Where an extension is the same storey height as the main house it should be set back by a minimum of 1.0m. A hipped end onto the side extension may be appropriate where the retention of the integrity of the original house is more important than street pattern and continuity.

These set back restrictions will not apply for large detached houses in landscape dominated plots where the extension becomes a complimentary part of the front elevation and the refurbishment of the whole house ensures a seamless joint of existing and new. (Figure 3b)

Design Guidance

Side and Forward Extensions

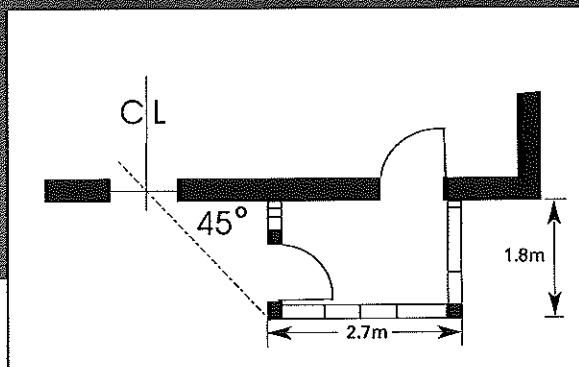


Figure 4a PORCH - Max Dimensions

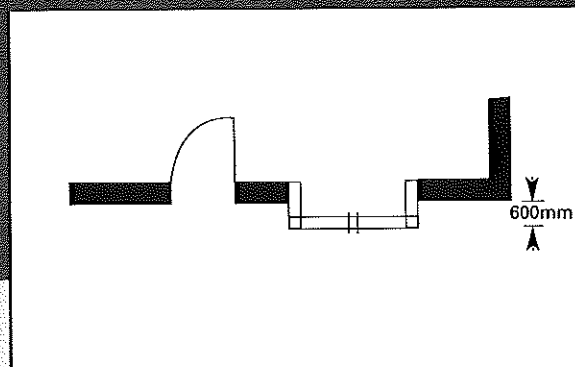


Figure 4b BAY WINDOW - Rectangle preferred unless angle is a feature of street - Max Dimensions

Forward Extensions

The "building line" is the main plane of the building frontage which excludes porches or bay windows on the original house. Any extension forward of this should integrate into the existing house frontage and also into the street pattern. Planning Permission will be required and "individualising" of the elevation will be discouraged. Extensions will be permitted as follows:

Porch extension: projecting no more than 1.8 metres from the wall and no more than 2.7 metres wide.

Bay window: projecting no more than 600mm

A porch or bay window must be light and understated in character and mainly glazed below the roof. Unless an original feature of the house, angled bays will be considered less acceptable than the straight types and vertical proportioned window divisions will be preferred to horizontal. A uniform style will be required in the case of terrace and semi-detached housing. (Figures 4a & 4b)

The above constraints may be reduced where a house is within its own self contained plot and distinct in appearance from its neighbour or where, in a more uniform street scene, a precedent has been set which the proposal seeks to copy.

All front extensions must conform to the 45° rule (see Rear Extension/Overshadowing).

Garages and Pend Access

Roads standards require that curtilage parking be provided at the rate of one space for 2-bed (and less) houses and two for larger properties, in addition to any garage provision. Thus if a garage is proposed on a street frontage any loss of space for parking, access or turning vehicles must be relocated elsewhere within the garden ground. An open car port will count as a parking space as will a pend access below an extension at first floor where (i) it is a minimum of 3.5 metres wide to permit passenger exit and (ii) the planning permission includes a condition that the pend remain open front and back.

Access over the public footway will require Roads Construction Consent.

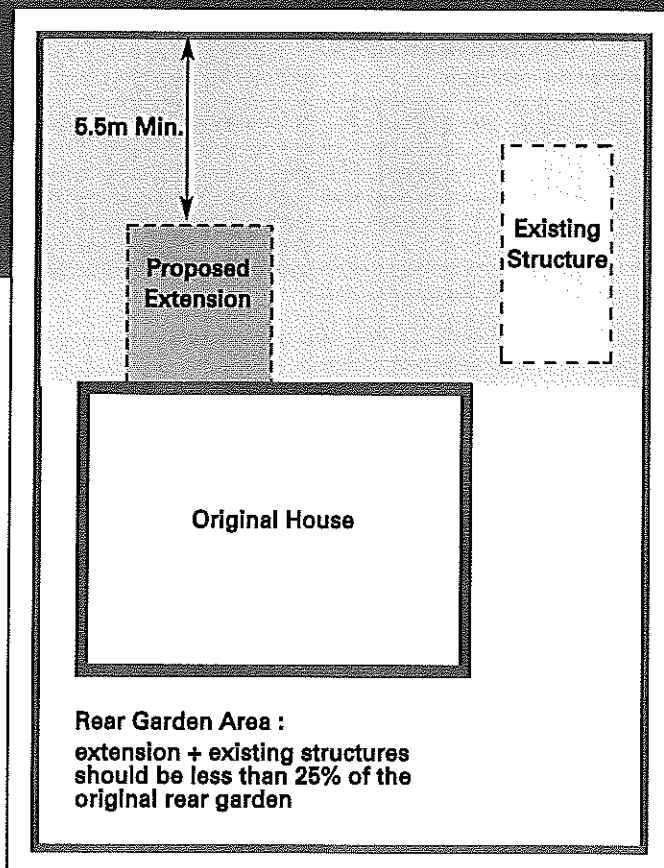


Figure 5: RETAINING GARDEN GROUND

2.3 Rear Extensions NEIGHBOUR ISSUES

General

The concealed location of a rear extension means that the main planning concern is with garden amenity, privacy and internal daylighting. The following general points are made :

- ◆ A ground extension may be appropriate where an adequate garden size is retained and the option of a roof extension might result in visually intrusive dormers to the front.
(see Roof Extensions and Dormer Windows)
- ◆ Additional accommodation should not generally be greater than 50% of the existing ground floor area.
- ◆ Any extension should be lower, appear the same or of a smaller scale than the main house, and be set in from any side of it.
- ◆ The proportion of new solid walls to window openings should continue the existing pattern.

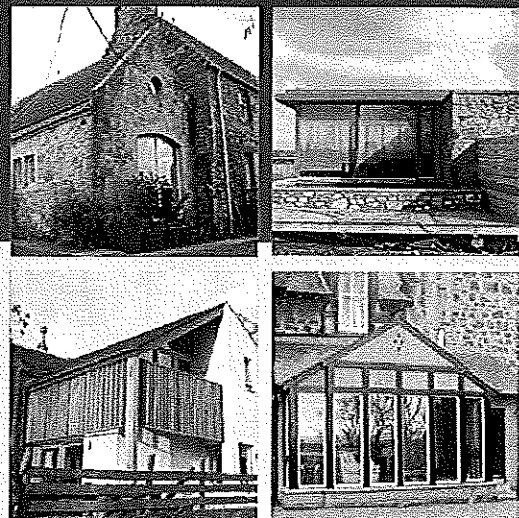
Usable Garden Ground (Figure 5)

Controls relating to overlooking, overshadowing, and the proportional relationship of the extension to the original house will generally ensure that an adequate standard of enclosed private garden area is retained. However, as a general rule any rear extension:

- ◆ together with existing sheds and garages, should not exceed 25% of the original enclosed garden to the rear of the building line.
- ◆ should not encroach beyond 5.5 metres of the rear garden boundary.

Concessions on these standards would be considered where the extension:

- ◆ creates a garden size no less than is the average in the particular area.
- ◆ is required to meet tolerable standards or disability needs.



Design Guidance

Rear Extensions

Minimum distances between window openings

		Angle at window of building to be erected not more than									
		90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
Angle at window of any other building not more than	90°	18	18	18	18	13	9	6	4	3	2
	80°	18	18	18	13	9	6	4	3	2	
	70°	18	18	13	9	6	4	3	2		
	60°	18	13	9	6	4	3	2			
	50°	13	9	6	4	3	2				
	40°	9	6	4	3	2					
	30°	6	4	3	2						
	20°	4	3	2							
	10°	3	2								
	0°	2									
DISTANCES IN METRES											

- NOTE 1. Angle means the horizontal angle included between :
 A. the shortest line joining any part of one window opening to any part of the other
 B. the vertical plane of the opening of the window
2. Distances shall be interpolated for intermediate angles

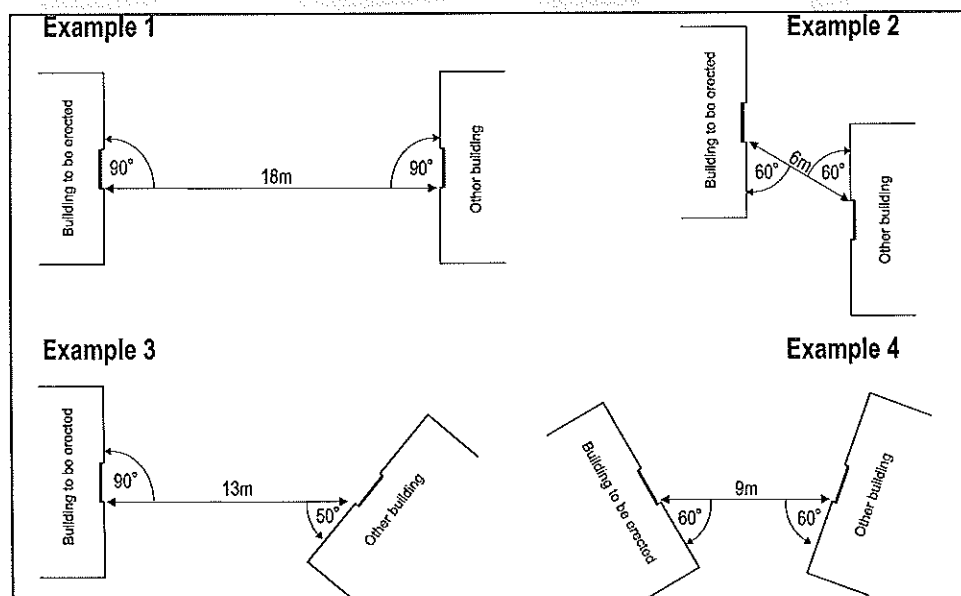


Figure 6: PRIVACY AND OVERLOOKING window to window distances

Privacy and Overlooking (Figure 6)

In establishing measures to prevent overlooking, the privacy of the house is considered of greater importance than that of the garden. The guidelines are:

- ◆ The minimum distance between the windows to "habitable" *rooms and/or conservatories directly facing each other should be 18 metres.
- ◆ This dimension may be reduced where
 - (i) windows do not directly face each other
 - (ii) windows are at an angle to each other
 - (iii) there is effective permanent screening e.g. a 2 metre high wall or fence defines the mutual boundary.

- ◆ Where an extension is 1 ½ or 2 storey there should not be any side windows to "habitable" rooms to avoid a precedent which may be the cause of neighbour dispute. Windows on the rear frontage or in roof light form could be considered instead.

- ◆ Non-habitable room windows will be encouraged on side elevations to avoid blank walls e.g. bathrooms with opaque glass.

* living rooms and bedrooms

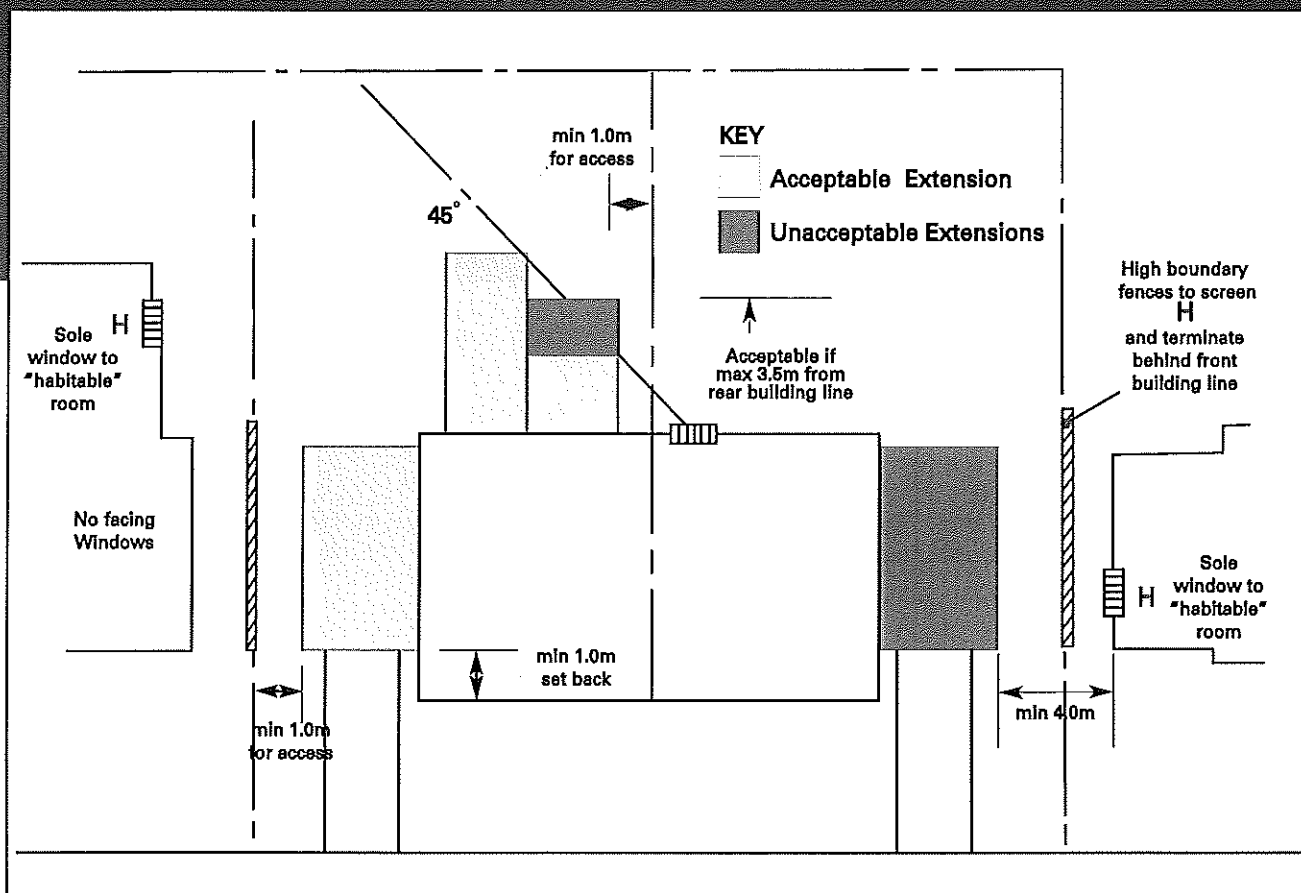


Figure 7: OVERSHADOWING
dimensional criteria for 1½ to 2-storey extension

Overshadowing (Figure 7)

Screen fences and structures resulting from "permitted development" and casting a shadow across the face of a neighbour's window or garden ground cannot be avoided. Therefore advice only applies to a 1½ or 2 storey extension i.e. it should not project from the rear building line beyond either:

- ◆ a line drawn at a 45° from the midpoint of the nearest ground floor window of the adjoining house, on the rear building line or
- ◆ a maximum of 3.5 metres from the rear building line of the house

whichever allows the greatest development.

Where in semi-detached house an existing extension already projects beyond the limits set above, a matching extension in the adjoining house will be accepted.

Any extension whose side faces onto a neighbouring house immediately opposite the only window to a habitable room must be no closer than 4 metres.

It should be noted that the loss of a view or outlook as a result of an extension is not generally deemed a material consideration in determining a planning application.

A 1.8 m. high fence may extend along a side boundary to conceal a window on a gable but should not continue towards the roadway at a height greater than 1.0 m. clear of the building line.